



State of California • State and Consumer Services Agency • Gray Davis, Governor  
**DEPARTMENT OF GENERAL SERVICES**  
Executive Office • 1325 J Street, Suite 1910 • Sacramento, CA 95814 (916) 445-4145

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March 16, 2001

The Honorable Steve Peace, Chair  
Joint Legislative Budget Committee  
State Capitol, Room 3060  
Sacramento, CA 95814

Dear Senator Peace:

As required by Government Code Section 8878.61, this report provides expenditure information for activities being carried out pursuant to the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990 for state-owned buildings. The Bond Act requires that:

"The Director of General Services shall provide to the Joint Legislative Budget Committee and the chairpersons of the fiscal committees in each house of the Legislature a listing of expenditures for activities pursuant to this article by January 10 of each year. This information shall be submitted either in the Governor's Budget documents or a separate report."

If you need further information or assistance on this matter, please contact Joel McDonald, Chief, Seismic & Special Programs Section, Professional Services Branch, Real Estate Services Division, at (916) 445-2600.

Very truly yours,

Barry D. Keene, Director  
Department of General Services

BK:JM:gch

Attachments

cc: See Attached Distribution List #5  
Mike Courtney, Deputy Director, Real Estate Services Division, Department of General Services  
Jack Barr, Chief, Professional Services Branch, Real Estate Services Division,  
Department of General Services  
Joel McDonald, Chief, Seismic & Special Programs Section, Professional  
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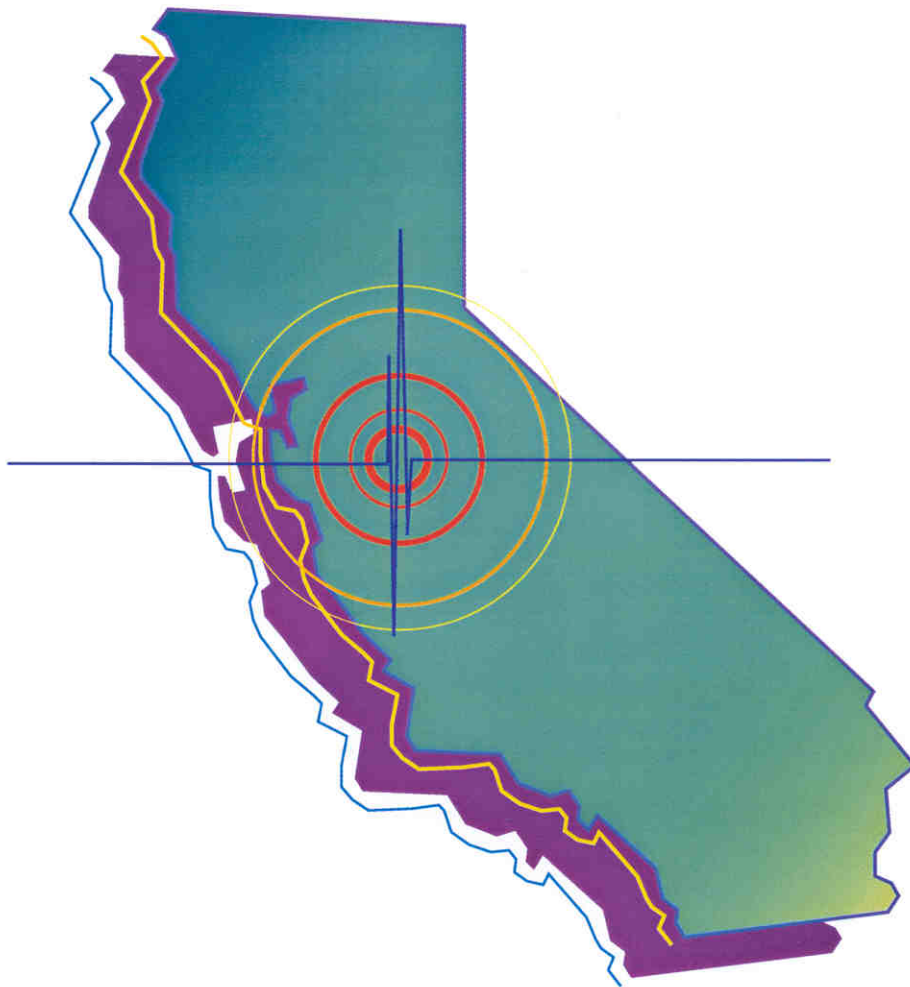
Originating Office

# **State-Owned Buildings**

## **Bond Act Expenditures**

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*Earthquake Safety and Public Rehabilitation Bond Act of 1990  
Status Report • December 2000*



# ***State-Owned Buildings***

## ***Bond Act Expenditures***

***Status Report December 2000***

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## **STATE-OWNED BUILDINGS STATUS REPORT**

The Department of General Services, Real Estate Services Division, is issuing this report to the Legislature in response to the requirements outlined in Government Code Section 8878.61.

### **BACKGROUND**

In June, 1990, the voters of California passed the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990 (Bond Act), which provided \$300,000,000 in general obligation bonds for the seismic retrofit or replacement of buildings owned by the state and local governments. Bond Act language designated the Department of General Services (DGS) as the primary administering agency. Of this amount, \$250,000,000 was designated for state buildings and \$50,000,000 was for a grant program to assist local governments retrofit essential services buildings. A summary of programs and projects currently funded or allocated for state-owned buildings is as follows:

#### **State-Owned Buildings:**

- State-Owned Buildings Program-Support – Proposition 122 (SB 1250)
- Seismic Safety Commission (SSC) – Research (SB 1250)
- Seismic Retrofit Guidelines and Standards (SB 597)
- California Science Center (formerly California Museum of Science and Industry – CMSI), Los Angeles (AB 1927)
- Bay Area Facilities Study – San Francisco and Oakland (AB 4333)

## *STATE-OWNED BUILDINGS STATUS REPORT*

### **STATUS OF STATE PROJECTS FUNDED BY THE BOND ACT**

The Bond Act requires the DGS to determine the seismic safety of all state-owned buildings except for the University of California and the California State University buildings. Surveys for approximately 9,000 of the over 16,000 state buildings were received from departments. These surveys were filtered through a five-step process to determine the buildings which were the most seismically deficient and had the greatest population. The initial report outlining these findings was released in April, 1994, to the State Legislature, and amended in October, 1994. The DGS has continuously been underway with the implementation to retrofit these and other buildings that have been added to the initial list utilizing the same methodology as recommended in the report and approved by the Legislature. These retrofit projects are currently utilizing \$215 million of the \$250 million allocated for state buildings. To date, 61 projects have benefited from these funds with 17 completed, 22 under construction, three reverted, and the remainder in design. There were six others which have had studies completed.

#### **Seismic Safety Commission (SSC) – Research (SB 1250)**

This work is being managed by the SSC utilizing the \$3 million dollars as prescribed in the legislation.

#### **Seismic Retrofit Guidelines and Standards (SB 597)**

Funds were appropriated for the DGS in February, 1993, out of the Bond Fund to develop seismic retrofit guidelines and standards for all buildings enclosing more than 20,000 square feet of floor area with concrete or reinforced masonry column or wall construction, as required by SB 597. The DGS has completed the work of coordinating the commissions, boards and private business enterprises as designated by SB 597. These were submitted to the California Building Standards Commission (CBSC) in 1999 and are still under consideration. AB 3313 also required the DGS to develop guidelines and standards for the seismic retrofit of all state buildings, including the University of California (UC) and the California State University (CSU) buildings. These standards for all state buildings were adopted by the CBSC in 1997 and have been incorporated into the current building codes.

#### **California Science Center (formerly California Museum of Science and Industry – CMSI), Los Angeles (AB 1927)**

The appropriation provided funding for seismic retrofit and/or replacement of the Armory and Ahmanson buildings at this site. The 1994-95 Budget Act limited seismic bond fund appropriation to \$16.4 million. This project was completed in early 1998.



**STATE-OWNED BUILDINGS  
STATUS REPORT**

**Bay Area Facilities Study – San Francisco and Oakland**

This encompasses all of the activities for the analysis and subsequent expenditures totaling \$7.313 million to proceed into design/build contracts for the San Francisco Project (350 McAllister Street and 455 Golden Gate Avenue), and the Elihu M. Harris State Office Building in Oakland. The remaining funding for these projects was provided through lease/revenue bonds.

**TOTALS**

<b>Beginning Fund Balance (State Owned Buildings)</b>		<b>*\$250,000,000</b>
<b>State Owned Buildings Program – Support (SB 1250)</b>		<b>(7,069,000)</b>
<b>Seismic Safety Commission (SB 1250)</b>		<b>(3,200,000)</b>
<b>Seismic Guideline &amp; Standards (SB 597)</b>		<b>(320,000)</b>
<b>California Museum of Science &amp; Industry (AB 1927)</b>		<b>(16,400,000)</b>
<b>Bay Area Studies (AB 4333)</b>		<b><u>(7,313,000)</u></b>
<b>Balance Available for Projects</b>		<b>\$215,698,000</b>
<b>Total Appropriations (95/96 thru 00/01)</b>	<b>\$354,762,800</b>	
<b>Reversions (95/96 thru 00/01)</b>	<b>(175,859,228)</b>	
Projects cancelled, reprioritized, bid saving and FEMA reimbursements of \$22,458,000		
<b>Utilized on Projects to Date</b>	<b><u>\$178,903,572</u></b>	
<b>Fund Transfer on 2 Projects</b>	<b><u>7,012,000</u></b>	
	<b>\$185,915,572</b>	
		<b>(185,915,572)</b>
<b>Fund Reserve</b>		<b>\$ 29,782,428</b>

**\*Footnote: All figures in ( )'s are deductions**

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
1	<b>EMPLOYMENT DEVELOPMENT DEPARTMENT</b> 800 Capitol Mall Sacramento, CA 95814      County: Sacramento Use: Office      Dept: DGS      DSA #3 Budget Amount: \$10,356,000      Projected Amount: \$8,831,630	Construction 78% completed.
2	<b>LIBRARY &amp; COURTS BUILDING</b> 914 Capitol Mall Sacramento, CA 95814      County: Sacramento Use: Office      Dept: DGS      DSA #17 Budget Amount: \$23,350,000      Projected Amount: \$18,789,144	Construction completed.
3	<b>JESSE UNRUH OFFICE BUILDING</b> 914 Capitol Mall Sacramento, CA 95814      County: Sacramento Use: Office      Dept: DGS      DSA #18 Budget Amount: \$21,217,000      Projected Amount: \$11,328,600	Project completed.
4	<b>JUNIPERO SERRA STATE OFFICE BUILDING (MICROWAVE TOWERS)</b> 107 South Broadway Los Angeles, CA 90012      County: Los Angeles Use: Office      Dept: DGS      DSA #22 Budget Amount: \$12,300,000      Projected Amount: \$12,300,000	Projects consists of 16 new sites.  Project 85% completed.
5	<b>SANTA ANA STATE OFFICE BUILDING</b> 28 Civic Center Plaza Santa Ana, CA 92701      County: Orange Use: Office      Dept: DGS      DSA #24 Budget Amount: \$11,550,000      Projected Amount: \$11,550,000	Construction 3% completed.
6	<b>LEGISLATIVE OFFICE BUILDING</b> 1020 N Street Sacramento, CA 95814      County: Sacramento Use: Office      Dept: JRC      DSA #47 Budget Amount: \$1,621,000      Projected Amount: \$1,621,000	Not funded.
7	<b>LEGISLATIVE OFFICE ANNEX</b> 1021 O Street Sacramento, CA 95814      County: Sacramento Use: Office      Dept: JRC      DSA #48 Budget Amount: \$2,178,000      Projected Amount: \$2,295,832	Building demolished.

Note: Budget Amount: Authorized and anticipated project cost.  
 Project Amount: Forecasted or actual project amount.



# STATE-OWNED BUILDINGS STATUS REPORT

PROJECT			STATUS
8	BUILDING N (RESIDENCE HALL) 3102 East Highland Avenue Patton, CA 92369 Use: Residence Budget Amount: \$102,500	County: San Bernardino Dept: DMH DSA #234 Projected Amount: \$102,500	Seismic study completed.
9	ANNEX BUILDING 1215 O Street Sacramento, CA 95814 Use: Office Budget Amount: \$252,000	County: Sacramento Dept: DFA DSA #305 Projected Amount: \$192,100	Project completed.
10	WING L 23500 Kasson Road Tracy, CA 95376 Use: Residence Budget Amount: \$1,762,000	County: San Joaquin Dept: CDC DSA #872 Projected Amount: \$1,762,000	Project being bid.
11	KITCHEN DINING HALL (WING R) 23500 Kasson Road Tracy, CA 95376 Use: Other Budget Amount:	County: San Joaquin Dept: CDC DSA #876 Projected Amount:	Combined with Wing L.
12	ADMINISTRATION BUILDING 101 5 <sup>th</sup> and Western Avenue Norco, CA 91760 Use: Office Budget Amount: \$19,994,000	County: Riverside Dept: CDC DSA #902 Projected Amount: \$17,224,000	Installing modular buildings to vacate existing Risk Level VI building. Working drawings 25% completed.
13	LIBRARY (MAIN, 2 WINGS) 11400 South Norwalk Boulevard Norwalk, CA 90650 Use: Assembly Budget Amount: \$50,000	County: Los Angeles Dept: DMH DSA #3050 Projected Amount: \$2,000,000	Study underway to replace building.
14	WARD D-1516 2501 Harbor Boulevard Costa Mesa, CA 92626 Use: Emergency Budget Amount: \$4,568,000	County: Orange Dept: DDS DSA #3275 Projected Amount: \$4,568,000	Project includes WARD E-3014 and WARD F-1112. Construction 20% completed.

Note: Budget Amount: Authorized and anticipated project cost.  
 Project Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
15	<p>WARD E-3014 2501 Harbor Boulevard Costa Mesa, CA 92626 Use: Emergency Budget Amount:</p> <p>County: Orange Dept: DDS      DSA #3276 Projected Amount:</p>	See WARD D-1516.
16	<p>WARD F-1112 2501 Harbor Boulevard Costa Mesa, CA 92626 Use: Emergency Budget Amount:</p> <p>County: Orange Dept: DDS      DSA #3277 Projected Amount:</p>	See WARD D-1516.
17	<p>MAIN KITCHEN B-1 3530 West Pomona Boulevard Pomona, CA 91768 Use: Assembly Budget Amount: \$1,842,000</p> <p>County: Los Angeles Dept: DDS      DSA #3295 Projected Amount: \$1,227,628</p>	Project completed.
18	<p>THEATRE/MEDIA CTR/DINING Highway 29 &amp; California Boulevard Yountville, CA 94599 Use: Office Budget Amount: \$2,168,000</p> <p>County: Napa Dept: DVA      DSA #3551 Projected Amount: \$2,582,000</p>	Split into two projects in FY 2000/01 budget as Theatre receiving private donations.
19	<p>KITCHEN/DINING ROOM 201 Waterman Road Ione, CA 95640 Use: Other Budget Amount: \$2,050,000</p> <p>County: Amador Dept: CYA      DSA #3755 Projected Amount: \$1,929,343</p>	Project completed.
20	<p>WARD B 2100 Napa – Vallejo Highway Napa, CA 94558 Use: Emergency Budget Amount: \$1,944,000</p> <p>County: Napa Dept: DMH      DSA #3921 Projected Amount: \$1,698,700</p>	Project completed.
21	<p>MCGRATH SCHOOL 2100 Napa – Vallejo Highway Napa, CA 94558 Use: Classroom Budget Amount: \$1,118,000</p> <p>County: Napa Dept: DMH      DSA #3963 Projected Amount: \$1,118,000</p>	Construction 60% completed.

Note: Budget Amount: Authorized and anticipated project cost.  
Project Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
22	<b>NORTH BLOCK BUILDING</b> 100 Main Street San Quentin, CA 94964 Use: Residence Budget Amount: \$4,170,000 County: Marin Dept: CDC DSA #4152 Projected Amount: \$4,170,000	Construction 15% completed.
23	<b>HOSPITAL NEUMILLER</b> 100 Main Street San Quentin, CA 94964 Use: Emergency Budget Amount: \$6,623,000 County: Marin Dept: CDC DSA #4211 Projected Amount: \$6,623,000	Working drawings 95% completed.
24	<b>EDUCATION G VOCATIONAL</b> Highway 202 at Cummings Valley Tehachapi, CA 93561 Use: Classroom Budget Amount: \$896,000 County: Kern Dept: CDC DSA #4337 Projected Amount: \$822,900	Project completed.
25	<b>J KITCHEN LAUNDRY</b> Highway 202 at Cummings Valley Tehachapi, CA 93561 Use: Kit, Maint, Lab Budget Amount: \$815,000 County: Kern Dept: CDC DSA #4339 Projected Amount: \$757,100	Project completed.
26	<b>VAN WESTON HALL</b> Highway 202 at Cummings Valley Tehachapi, CA 93561 Use: Classroom Budget Amount: \$1,653,000 County: Kern Dept: CDC DSA #4348 Projected Amount: \$1,653,000	Project being bid.
27	<b>INMATE HOUSING 1</b> Prison Road Represa, CA 95671 Use: Residence Budget Amount: \$7,172,000 County: Sacramento Dept: CDC DSA #4381 Projected Amount: \$7,798,435	Construction 99% completed.
28	<b>INMATE HOUSING 5</b> Prison Road Represa, CA 95671 Use: Classroom Budget Amount: \$3,599,000 County: Sacramento Dept: CDC DSA #4385 Projected Amount: \$3,897,426	Construction completed.

Note: Budget Amount: Authorized and anticipated project cost.  
Project Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
29	DINING ROOM 2 BUILDING 6 Prison Road Represa, CA 95671 Use: Dining Budget Amount: \$1,948,000 County: Sacramento Dept: CDC DSA #4386 Projected Amount: \$2,281,083	Project completed.
30	DINING ROOM 1 BUILDING 15 Prison Road Represa, CA 95671 Use: Dining Budget Amount: \$1,576,000 County: Sacramento Dept: CDC DSA #4395 Projected Amount: \$1,501,169	Construction 99% completed.
31	PETALUMA ADOBE Sonoma Historic Courtyard Petaluma, CA 94952 Use: Assembly Budget Amount: \$1,608,000 County: Sonoma Dept: DPR DSA #10333 Projected Amount: \$1,406,600	Project completed.
32	WING V (EDUCATION) 5 Miles North of Soledad on Highway 101 Soledad, CA 93960 Use: Classroom Budget Amount: \$2,367,000 County: Monterey Dept: CDC DSA #10819 Projected Amount: \$2,367,000	Project being bid.
33	MEADOWVIEW ARMORY 3250 Meadowview Road Sacramento, CA 95832 Use: Assembly Budget Amount: \$1,476,000 County: Sacramento Dept: MIL DSA #11169 Projected Amount: \$1,476,000	Construction 80% completed.
34	VENTURA ARMORY 1270 Arundell Avenue Ventura, CA 93003 Use: Assembly Budget Amount: \$1,979,000 County: Ventura Dept: MIL DSA #11178 Projected Amount: \$1,979,000	Construction 10% completed.
35	SANTA BARBARA ARMORY 700 East Canon Perdido Street Santa Barbara, CA 93103 Use: Assembly Budget Amount: \$5,500,000 County: Santa Barbara Dept: MIL DSA #11270 Projected Amount: \$2,721,000	Project completed.

Note: Budget Amount: Authorized and anticipated project cost.  
 Project Amount: Forecasted or actual project amount.

# STATE-OWNED BUILDINGS STATUS REPORT

PROJECT		STATUS
36	BUILDING P-1 3044 Horace Street Riverside, CA 92506 Use: Classroom Budget Amount: \$2,980,000 County: Riverside Dept: DOE DSA #12796 Projected Amount: \$2,233,100	Project completed.
37	SECOND STREET PARKING GARAGE 107 South Broadway Los Angeles, CA 90012 Use: Garage, Park Budget Amount: \$1,254,979 County: Los Angeles Dept: DGS DSA #220002 Projected Amount: \$1,254,979	Building demolished.
38	RECEIVING & TREATMENT BUILDING 1 (HOSP) 11400 South Norwalk Boulevard Norwalk, CA 90650 Use: Emergency Budget Amount: \$6,356,000 County: Los Angeles Dept: DMH DSA #302501 Projected Amount: \$6,356,000	Project being bid. Remainder of funding from FEMA and General Funds.
39	CT WEST A-E 11400 South Norwalk Boulevard Norwalk, CA 90650 Use: Hospital Budget Amount: \$13,509,000 County: Los Angeles Dept: DMH DSA #304301-05 Projected Amount: \$10,512,500	Construction 85% completed.
40	CT EAST A-E 11400 South Norwalk Boulevard Norwalk, CA 90650 Use: Hospital Budget Amount: \$13,480,000 County: Los Angeles Dept: DMH DSA #304401-05 Projected Amount: \$10,483,500	Construction 85% completed.
41	SOUTH BLOCK 100 Main Street San Quentin, CA 94964 Use: Residence Budget Amount: \$9,194,000 County: Marin Dept: CDC DSA #421301,02 Projected Amount: \$6,308,000	Project completed.
42	WEST BLOCK 100 Main Street San Quentin, CA 94964 Use: Residence Budget Amount: \$5,786,000 County: Marin Dept: CDC DSA #421501,02 Projected Amount: \$4,154,000	Project completed.

Note: Budget Amount: Authorized and anticipated project cost.  
 Project Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
43	<b>EAST BLOCK</b> 100 Main Street San Quentin, CA 94964 Use: Residence Budget Amount: \$4,090,500 County: Marin Dept: CDC DSA #421601,05 Projected Amount: \$4,090,500	Project completed.
44	<b>CENTRAL GUIDANCE CENTER A-E</b> 14901 South Central Street Chino, CA 91710 Use: Residence Budget Amount: \$3,914,000 County: San Bernardino Dept: CDC DSA #406201-05 Projected Amount: \$3,914,000	Project being bid.
45	<b>OFFICERS &amp; GUARDS</b> Prison Road Represa, CA 95671 Use: Office Budget Amount: \$4,608,000 County: Sacramento Dept: CDC DSA #4406 Projected Amount: \$4,608,000	Project being bid.
46	<b>MEDIA CTR, GYM, ADULT ED</b> 15000 Arnold Drive Eldridge, CA 95431 Use: Office Budget Amount: \$74,000 County: Sonoma Dept: DDS DSA #347601-03 Projected Amount:	Project cancelled.
47	<b>HOSPITAL B-50</b> 3530 West Pomona Boulevard Pomona, CA 91768 Use: Hospital Budget Amount: \$102,500 County: Los Angeles Dept: DDS DSA #332501-07 Projected Amount: \$102,500	Seismic study only; completed.
48	<b>ADMINISTRATION BUILDING</b> Highway 29 & California Boulevard Yountville, CA 94599 Use: Office Budget Amount: \$4,298,644 County: Napa Dept: DVA DSA #3552 Projected Amount: \$4,299,024	Project completed.
49	<b>BUILDINGS B, D, Q, L</b> Highway 1 San Luis Obispo, CA 93409 Use: Residence Budget Amount: \$6,793,000 County: San Luis Obispo Dept: CDC DSA #10990, 10991, 10998, 10977 Projected Amount: \$6,793,000	In design.

Note: Budget Amount: Authorized and anticipated project cost.  
Project Amount: Forecasted or actual project amount.

**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
50	<p>KITCHEN AND DINING 100 Main Street San Quentin, CA 94964 Use: Kitchen/Dining County: Marin Dept: CDC DSA #4212, 13004, 13005 Budget Amount: \$3,503,000 Projected Amount: \$3,503,000</p>	In design.
51	<p>KITCHEN/DINING 10333 El Camino Real Atascadero, CA 93422-5808 Use: Kitchen/Dining County: San Luis Obispo Dept: DMH DSA #20861, 37715, 37717, 37723 Budget Amount: \$869,000 Projected Amount: \$869,000</p>	In design.
52	<p>BUILDING 22 100 Main Street San Quentin, CA 94964 Use: Office County: Marin Dept: CDC DSA #13001 Budget Amount: \$13,283,000 Projected Amount: \$13,283,000</p>	In design.
53	<p>BUILDING 199, UNIT 2 (Q MIDDLE) 2100 Napa Vallejo Highway Napa, CA 94558-6293 Use: Kitchen/Dining County: Napa Dept: DMH DSA #393902 Budget Amount: \$2,525,000 Projected Amount: \$2,525,000</p>	In design.
54	<p>PORTER ADMINISTRATION BUILDING 15000 Arnold Drive Eldridge, CA 95431 Use: Office County: Sonoma Dept: DDS DSA #3469 Budget Amount: \$2,554,000 Projected Amount: \$2,554,000</p>	In design.
55	<p>ADMINISTRATION BUILDING Highway 29 &amp; California Boulevard Yountville, CA 94599 Use: Office County: Napa Dept: DVA DSA #3552 Budget Amount: \$ Projected Amount: \$</p>	Project to be reverted due to risk level change.
56	<p>WING Q 5 Miles North of City of Soledad-Highway 101 Soledad, CA 93960 Use: Clinic County: Monterey Dept: CDC DSA #10814 Budget Amount: \$2,462,000 Projected Amount: \$2,462,000</p>	In design.

Note: Budget Amount: Authorized and anticipated project cost.  
Project Amount: Forecasted or actual project amount.



**STATE-OWNED BUILDINGS  
STATUS REPORT**

PROJECT		STATUS
57	<b>LAUNDRY BUILDING</b> 11400 Norwalk Boulevard Norwalk, CA 90650 Use: Laundry Budget Amount: \$1,527,000 County: Los Angeles Dept: DMH      DSA #3015 Projected Amount: \$1,527,000	In design.
58	<b>MAIN KITCHEN</b> 11400 Norwalk Boulevard Norwalk, CA 90650 Use: Kitchen Budget Amount: \$3,961,000 County: Los Angeles Dept: DMH      DSA #3026 Projected Amount: \$3,961,000	In design.
59	<b>HOSPITAL BUILDING Q</b> 23500 Kasson Road Tracy, CA 95376 Use: Hospital Budget Amount: \$877,000 County: San Joaquin Dept: CDC      DSA #865 Projected Amount: \$877,000	In design.
60	<b>BUILDING "A" ADMINISTRATION</b> Highway 1 San Luis Obispo, CA 93409 Use: Office Budget Amount: \$961,000 County: San Luis Obispo Dept: CDC      DSA #10972 Projected Amount: \$961,000	In design.
61	<b>DORMS E1, E2, E3, E4</b> 24900 Highway 202 Tehachapi, CA 93561 Use: Residence Budget Amount: \$1,513,000 County: Kern Dept: CDC      DSA #4329-32 Projected Amount: \$1,513,000	In design.

Note: Budget Amount: Authorized and anticipated project cost.  
Project Amount: Forecasted or actual project amount.